

46 Gossamer Lane, Aldwick, Bognor Regis, West Sussex, PO21 3BZ

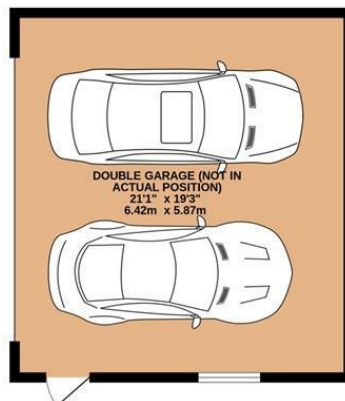
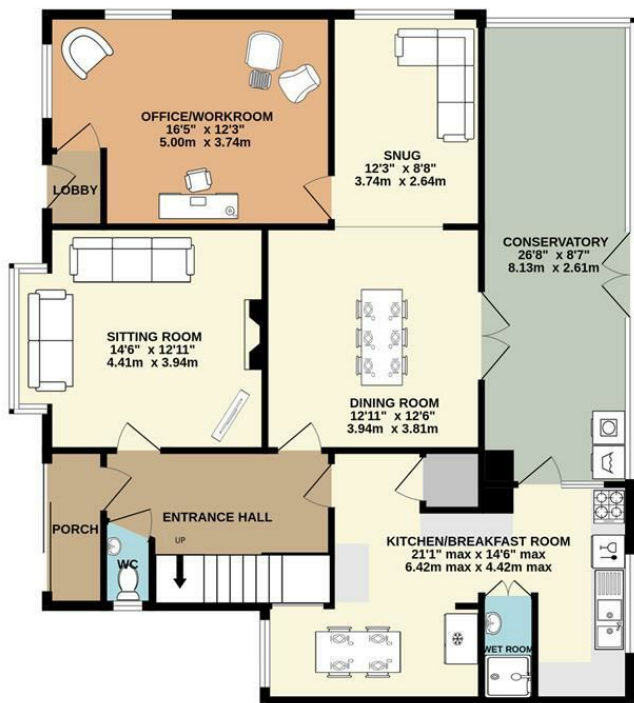
£600,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
1672 sq.ft. (155.3 sq.m.) approx.

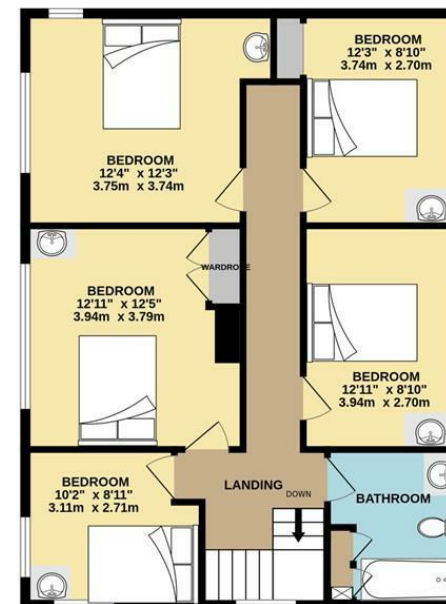


TOTAL FLOOR AREA : 2522 sq.ft. (234.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



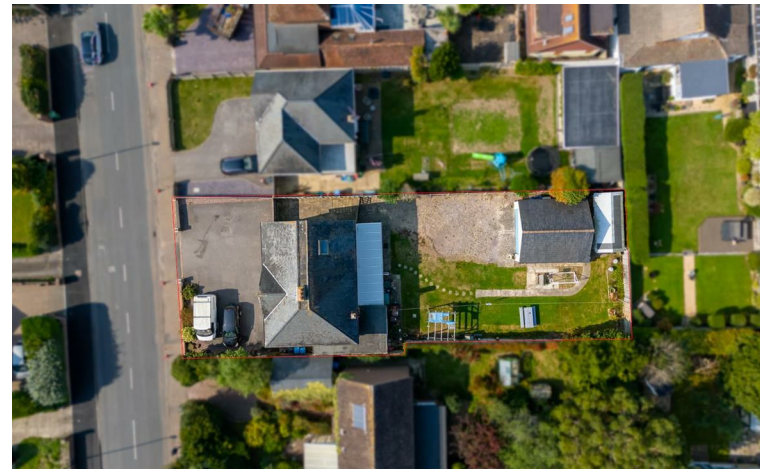
- Large Extended Detached House
- 5 Double Bedrooms
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Family Bathroom and Ground Floor Wet Room
- Large Conservatory
- Double Garage and Driveway for numerous vehicles
- Large Rear Garden mainly laid to lawn
- uPVC Double Glazing and Gas Central Heating
- Conveniently situated within 150 Yards of Rose GreenShops and Local Buses

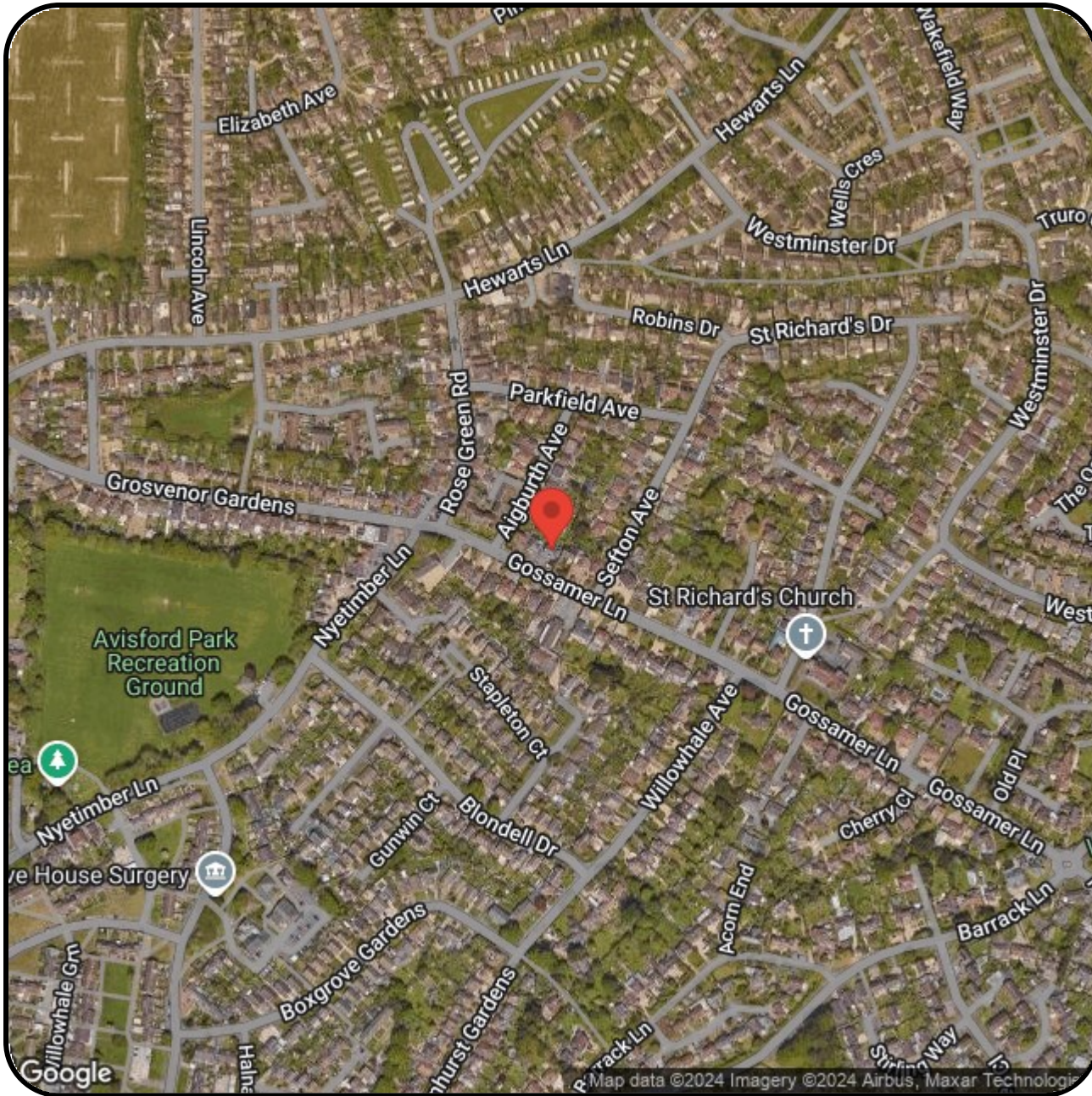


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND G**

**LOCAL AUTHORITY**  
**Arun District Council, Arun Civic Centre,**  
**Maltravers Road, Littlehampton,**  
**West Sussex, BN17 5LF**  
**Tel: 01903 737500**





# FARDELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@fardells.com

http://www.fardells.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band G